

YAKIMA COUNTY, WASHINGTON
CLASS SPECIFICATION
CLASS TITLE: Facilities Maintenance Technician

BAND: B B	GRADE: 2 3	SUBGRADE: 4 1	CLASS CODE: J23-7124
DEPARTMENT: Facilities	ACCOUNTABLE TO: Maintenance Supervisor and/or Program Analyst	JOB FAMILY: Facilities	OVERTIME STATUS: Non-Exempt

JOB SUMMARY: Performs skilled activities involving maintenance and repair of public buildings and equipment including secure correctional/detention facilities. Activities involve application of facility engineering principles and trade standards regarding materials, processes, priorities, equipment and methods of accomplishing mechanical, electrical, plumbing, construction, lock repair, and other maintenance work.

DISTINGUISHING CHARACTERISTICS:

The Facilities Maintenance Technician classification is the second level of a four level journey classification series. The Facilities Maintenance Technician classification is distinguished from the Facilities Maintenance Specialist classification which has responsibility for a specialty in electrical, electronics and/or HVAC work. This class is distinguished from the Maintenance Specialist class which is the less experienced journey level.

DUTY NO.	ESSENTIAL DUTIES: (These duties are a representative sample; position assignments may vary.)	BAND/ GRADE
1.	Performs various tasks in the areas of mechanical, electrical, plumbing and general building maintenance including major overhauls as needed. Reads and interprets various blueprints, sketches and drawings and applies skilled knowledge to implement maintenance project plans and troubleshoots problems in area of expertise. Maintains records and completes work orders.	B2
2.	Participates in and provides information and on the job training to other staff members in area of expertise. May serve as a project leader requiring lay out of work, fabrication of controls, fixtures or parts, setting up of equipment, and major overhauls / construction / repair.	B2
3	Performs corrective repairs on plumbing, boilers, heat pumps, motors, HVAC systems, thermostats, low voltage equipment, and fire or security alarm systems including security door controls.	B2
4.	Performs minor electrical work such as installing modifying, maintaining and repairing fixtures, switches, controls, fuse boxes, circuits; repairs or replaces motors and motor controls.	B2
5.	Performs quarterly service or other inspections and cleans, adjusts, replaces items as needed; Performs routine and preventive maintenance on mechanical equipment such as lubrication, filter changes and belt adjustments. Performs repair and preventative maintenance on basic and industrial laundry and kitchen equipment, generators, sprinkler systems and electronic equipment.	B2
6.	Performs skilled and routine plumbing repairs on water and sewer pipelines, drains, toilets, faucets, sinks, basins etc. Repairs or replaces doors, locks, window glass, interior walls, shelving, bookcases and other building parts; performs woodworking as needed.	B2
7.	Performs groundskeeping duties such as lawn care, spraying and walkway / parking lot maintenance. Operates equipment such as lawn mowers, trimmers, snowblowers and ATVs.	
8.	Performs other duties as assigned including equipment movement and delivery.	A1

Knowledge of: (position requirements at entry):

- Standards, materials, methods, tools and equipment used in building and mechanical maintenance and repair work and in the maintenance of plumbing, heating, ventilation, air conditioning and electrical systems;
- Basic understanding of the codes and regulations applicable to facilities maintenance;
- Precautions associated with occupational hazards in the various trades and safety standards;
- Concepts of energy management, electrical and other building systems;
- Equipment testing methods;

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- Institutional building equipment control devices;
- Basic mathematics sufficient to calculate layouts, costs and other information; and
- Customer service techniques.

Skills in: (position requirements at entry):

- Use of appropriate equipment
- Use of computer and applicable software and basic office equipment;
- Reading and understanding plans, schematics and diagrams sufficient to serve as a project lead;
- Performing skilled work on HVAC, mechanical, electrical, plumbing and other maintenance equipment and systems;
- Skill in welding;
- Performing routine plumbing, carpentry, and construction repairs;
- Conducting walk through inspections and testing equipment;
- Detecting and repairing a variety of building defects and equipment failures including troubleshooting common and unusual building maintenance problems;
- Demonstrating safety precautions and executing oral and written instructions;
- Applying principles of care and safety in the use of shop equipment, power tools, hand tools and other equipment;
- Establishing and maintaining effective interpersonal relationships; and
- Communication, both oral and written, sufficient to exchange or convey information and to give and receive work direction.

Training and Experience (position requirements at entry):

Associate degree and three years of experience in building maintenance which includes two years of journey level work in one or more of the mechanical, electrical, plumbing or electronics trades OR any equivalent combination of education and experience which provides knowledge, skills, and abilities sufficient to successfully perform the essential duties of the job.

Licensing Requirements (position requirements at entry):

- Valid State of US Driver's License
- Successful completion of a criminal background check and general employment verification;
- Some positions may require additional licensing such as:
- CJIS (Criminal Justice Information Services) training required within 2 weeks of employment
- 40-hour HAZWOPER certification within one year of appointment.
- Washington State Department of Agriculture Pesticide Applicators License within 6 months of appointment
- Defensive Driver certification (add to all templates) within 2 weeks of employment

Working Conditions: Position may have the potential exposure to the following:

Environment: Excessive noise, exposure to weather, extreme temperatures, moving/mechanical parts, pathogen exposure, vibration, travel. Work in confined spaces, field work, exposure to hostile/angry individuals, work outside of standard business hours and multiple work locations;

Physical Demands: bending, carrying, handling, lifting, reaching, sitting, standing, walking, fingering, balancing, climbing, crawling, crouching, kneeling, hearing, smelling, talking, visual acuity.

Intellectual Demands: ability to multitask, confidentiality, ability to work under pressure, ability to articulate and communicate in conversations, ability to follow written and verbal instruction.

Heavy Work: Exerting up to or in excess of 100 pounds of force occasionally, and/or up to 50 pounds of force

Classification History:

New Class: 1/98;

Revised and Regrade 4/03

Revised: 10/21

Revised: 12/22